

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Residential use zone to Commercial use zone under Category - 'C' in Premises No.13-6-439/1/A/111/18-22 of Balaji Nagar, Reti Bowli, Mehdiapatnam (V&M), Hyderabad to an extent of 896.33 Sq.Yds - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 32.

**Dated: 12.01.2015.
Read the following:-**

1. From the MC, HMDA, Hyderabad Letter.No.8220/PD1/Plg/HMDA/2012, dated 23.03.2013.
2. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No.B/966/CCP/TPS/HO/2013,2545, dated 26.7.2013
3. From the MC, HMDA, Hyderabad Letter No.8220/PD1/Plg/HMDA/2012, dated 18.12.2013.
4. Government Memo.No.7427/I1/2013-3, MA & UD Dept., Dated:08.01.2014.
5. From the MC, HMDA, Hyderabad Letter No.8220/PD1/Plg/HMDA/2012, dated 30.06.2013.
6. Government Lr.No.7427/I1/2013-4, MA & UD Dept., Dated:18.07.2014.
7. From the MC, HMDA, Hyderabad Letter No.8220/PD1/Plg/HMDA/2012, dated 28.10.2014.

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ORDER:

The draft variation to the land use envisaged in the Notified Revised Development Plan (Master Plan) of erstwhile M.C.H. area (HMDA Core Area) G.H.M.C., Circle No.VII (Old Circle No. IV) issued in Government Memo 4th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.12, Part-I, dated 16.01.2014. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has already paid an amount of Rs.1,79,266/- (Rupees one lakh seventy nine thousand two hundred and sixty six only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 19.01.2015.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the Notified Revised Development Plan (Master Plan) of erstwhile M.C.H. area (HMDA Core Area) G.H.M.C., Circle No.VII (Old Circle No. IV), as required by sub-section (3) of the said section.

Contd.....2

VARIATION

The site in Premises No.13-6-439/1/A/111/18-22 of Balaji Nagar, Reti Bowli, Mehdiapatnam Village and Mandal, Hyderabad to an extent of 896.33 Square Yards, which is presently earmarked for Residential use zone as per the Notified Revised Development Plan (Master Plan) of erstwhile M.C.H. area (HMDA Core Area) G.H.M.C., Circle No.VII (Old Circle No. IV) is now designated as Commercial use zone under Category - 'C', subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. there is a space of about 20'-0" wide between the up ramp of PVNR expressway and the boundary of the site under reference and being developed as service road by the GHMC.
13. that the applicant shall maintain the 9.0 Mts road margin in front of the site (in between approach ramp of PVR Express Way to property line) and also to maintain sufficient depth for ingress and egress to site and it should not be affect / obstruct the regular flow of traffic on main road.
14. that the activities indicated under Category - 'C' in G.O.Ms.No.766, MA & UD (I1), Department, dt: 18.10.2007 only shall be allowed.
15. the applicant shall pay impact fee of 3 times the rate prescribed for Category-C roads under G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 to GHMC at the time of obtaining building permission.
16. that the applicant shall handover the 10' strip area for road widening to the local bodies at free of cost.

- 17.that the applicant shall maintain the front setback after road affected area and no relaxation in front setback as it is front of ramp.
- 18.that the applicant shall develop 30'-0" wide road by surrendering 10'-0" strip of land to GHMC which will be sufficient for movement of traffic on the service road. The applicant shall also maintain sufficient depth for ingress and egress to site and it should not affect / obstruct the regular flow of traffic on main road.
- 19.that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Property belongs to Bajrang Singh, Pr.No. / MCH No.13-6-439/1/A/111/12, 13, 14, 15 & 16.

SOUTH : Property belongs to Mahesh Marda, MCH.No. / Premises No.13-6-439/1/A/111/22 & 23.

EAST : Neighbours property, MCH No. / Premises No.13-6-439/1/A/116, 117, 118 & 13-6-439/1/A/116/1 & 118/1

WEST : Existing 131'-0" (39.97 Mts) wide IRR

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

Dr. S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Hyderabad / Ranga Reddy District.

Sf /Sc.

// FORWARDED : : BY ORDER //

SECTION OFFICER